






Client View

17 Properties

		Price / Status / MLS #	Subdivision	Bedrooms	Bathrooms	Approx SQFT	Pool	List/Sold Price Sqft	Cumulative DOM	Close of Escrow Date
1		\$272,000 7329 E MALLORY CIR Mesa, AZ 85207 Closed / 5295762	GRAYFOX AT LAS SENDAS	3	2	1,762	Community	158.85 / 154.37	30	08/17/2015
2		\$280,000 4221 N STARRY PASS CIR Mesa, AZ 85207 Closed / 5301361	Las Sendas	3	2	1,571	Community	179.5 / 178.23	22	08/31/2015
3		\$292,000 2863 N ROWEN CIR Mesa, AZ 85207 Closed / 5249181	IRONWOOD PASS UNIT 4 AT LAS SENDAS	3	2	1,756	Community	170.79 / 166.29	144	08/20/2015
4		\$308,000 7420 E MELROSE ST Mesa, AZ 85207 Closed / 5299074	LAS SENDAS	3	2.5	2,126	Community	148.17 / 144.87	37	08/20/2015
5		\$310,000 3055 N RED MTN 218 Mesa, AZ 85207 Closed / 5246490	Las Sendas - Ironwood Pass	4	3	2,451	Community	126.48 / 126.48	152	08/31/2015
6		\$349,900 3060 N RIDGECREST -- 125 Mesa, AZ 85207 Closed / 5171303	Las Sendas	3	2	2,226	Both	157.19 / 157.19	318	08/31/2015
7		\$354,000 3029 N Sonoran Hills -- Mesa, AZ 85207 Closed / 5266627	Las Sendas	4	3	2,475	Both	146.46 / 143.03	103	08/13/2015
8		\$375,900 7431 E ORION CIR Mesa, AZ 85207 Closed / 5267833	Las Sendas	5	3	2,732	Community	139.06 / 137.59	93	08/31/2015
9		\$394,000 8056 E SANDIA CIR Mesa, AZ 85207 Closed / 5236728	LAS SENDAS	3	3.5	2,386	Both	167.23 / 165.13	173	08/31/2015
10		\$508,000 3602 N SONORAN HEIGHTS -- Mesa, AZ 85207 Closed / 5298455	Las Sendas	5	3.5	4,255	Both	121.03 / 119.39	12	08/14/2015
11		\$562,500 3608 N EAGLE CANYON DR Mesa, AZ 85207 Closed / 5243482	Las Sendas	5	3.5	4,255	Both	137.46 / 132.2	157	08/17/2015
12		\$660,000 4052 N SAGE CREEK CIR Mesa, AZ 85207 Closed / 5287979	Las Sendas	4	3.5	3,711	Both	188.36 / 177.85	633	08/14/2015

13		\$690,000 4114 N EL SERENO CIR Mesa, AZ 85207 Closed / 5257404	LAS SENDAS	4	3	3,017	Both	234.34 / 228.7	118	08/14/2015
14		\$765,000 3614 N BOULDER CANYON ST N Mesa, AZ 85207 Closed / 5277878	LAS SENDAS	4	3	3,739	Both	208.59 / 204.6	205	08/12/2015
15		\$795,000 3534 N BOULDER CANYON ST Mesa, AZ 85207 Closed / 5239327	MOUNTAIN VILLAGE AT LAS SENDAS	4	4.5	4,047	Both	203.61 / 196.44	155	08/13/2015
16		\$930,000 8063 E ECHO CANYON ST Mesa, AZ 85207 Closed / 5255428	Las Sendas Walking Stick	4	3	2,982	Both	321.93 / 311.87	150	08/21/2015
17		\$1,200,000 3565 N CRYSTAL PEAK CIR Mesa, AZ 85207 Closed / 5077211	Las Sendas - Eagle Ridge	5	5.5	4,687	Both	266.59 / 256.03	512	08/27/2015

Prepared by Chris and
Michele Keith

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Client Report (1)

7329 E MALLORY CIR, Mesa, AZ 85207

\$272,000

	5295762 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,762 / County Assessor Price/SqFt: \$154.37 Year Built: 2002 Pool: Community Only Encoded Features: 32R02G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 8,225 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: GRAYFOX AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Fulton Hun Block: Map Code/Grid: Q42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: McDowell Rd. & Power Rd. **Directions:** South on McDowell Rd., Right onto Ridgecrest, Left onto Raven, Right onto Mallory Cir., to home on the Left

Public Remarks: Beautiful curb appeal welcomes you to this great single story, one-owner home in Las Sendas featuring 3 bedrooms & 2 baths + a spacious great room that opens up to the kitchen. The kitchen features appealing hickory cabinetry, Corian countertops, tile flooring & breakfast bar. The dining area offers tons of natural light & access to the nicely landscaped backyard offering covered patio with ceiling fan & grass to play on. The master bath has dual sink vanity, separate tub & shower & walk-in closet. Other features included an oversized 2 car garage with epoxy flooring, water softener, new carpet, vaulted ceilings, laundry room with storage cabinets & sink, plus much more. Enjoy all the amenities that beautiful Las Sendas has to offer! Don't miss out...See this home today!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back; Grass Back Exterior Features: Covered Patio(s) Features: Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Concierge; Golf Course; Near Bus Stop; Workout Facility Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS MCR 529-46 AN: 219-25-632 Lot Number: 164 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,699/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement; Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas HOA Prop Man Co Name: First Service Resid.	HOA Telephone: 480-551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 30 / 30 Status Change Date: 08/17/2015 Close of Escrow Date: 08/17/2015 Off Market Date: 07/30/2015	List Price: \$279,900 Sold Price: \$272,000 Sold Price/SqFt: \$154.37 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Arizona Realty (kwaz10)

Prepared by Chris and
Michele Keith


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Client Report (2)

4221 N STARRY PASS CIR, Mesa, AZ 85207

\$280,000

	5301361 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,571 / County Assessor Price/SqFt: \$178.23 Year Built: 2001 Pool: Community Only Encoded Features: 32RSO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 7,832 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & Thomas **Directions:** East on Eaglecrest, almost to the top of the hill, left at second Mountain Gate Entry on North side (Deserts Gate). Go through Gate take a right on Western Hills St. Straight to home on Starry Pass

Public Remarks: Check out this beautiful home in the gated community of Las Sendas. Original owners have taken wonderful care of this property. Convenient flowing floor plan with Kitchen open to Great Room, has Den or 3rd Bedroom. Master offers a bay slider to backyard, dual sinks, separate bath/shower, walk-in closet. Incredible outdoor living includes, spool (spa), Adobe fireplace. mature landscaping, patio's for entertaining. This very private yard borders a large common area in the back and also on the north side. Community features are, 2 community pools, golf course, tennis courts, parks, separate workout facility & walking trails. Close to shopping, restaurants, 202, easy access to Sky Harbor and surrounding Phoenix. Don't miss out, move in ready!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: No Fireplace Property Description: Borders Common Area Landscaping: Natural Desert Front; Natural Desert Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: MOUNTAIN GATE AT LAS SENDAS MCR 538-38 AN: 219-17-822 Lot Number: 585 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,535/2014 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 22 / 22 Status Change Date: 08/29/2015 Close of Escrow Date: 08/31/2015 Off Market Date: 07/23/2015	List Price: \$282,000 Sold Price: \$280,000 Sold Price/SqFt: \$178.23 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: Coldwell Banker Trails and Paths (tppp01)

Prepared by Chris and
Michele Keith


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Client Report (3)

2863 N ROWEN CIR, Mesa, AZ 85207

\$292,000

 <p>©2015 AHMLS</p>	5249181 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$166.28 Year Built: 2001 Pool: Community Only Encoded Features: 32FRDXSO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 7,360 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes LLC. Hun Block: Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$166.28 Year Built: 2001 Pool: Community Only Encoded Features: 32FRDXSO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,360 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes LLC. Hun Block: Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,756 / County Assessor Price/SqFt: \$166.28 Year Built: 2001 Pool: Community Only Encoded Features: 32FRDXSO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,360 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Homes LLC. Hun Block: Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: Ridgecrest and McDowell **Directions:** East on McDowell Rd. from Power Rd. cross over 202 freeway and turn left or North on Ridgecrest then make first right turn into Silverhawk community, go through the gate and home will be on the right.

Public Remarks: Fantastic home with a relaxing spa-like private backyard, complete with built-in island featuring a 105,000 BTU gas grill; six person hot tub with surround, gas fire pit, brick pavers and grass area with three separate outdoor sitting areas. This home is a spacious 3 bedroom 2 bath must see! The home boasts of 42" upper maple cabinets, ceiling fans throughout and built-in garage storage; single owner, immaculately maintained, and well-designed floor plan from the master builder, Blandford Homes. The home lies in the gated award winning Las Sendas community which gives you access to fabulous parks, 2 community pools, community fitness center, community activities and entertainment, sporting courts, golf course, many community walking trails, and very close to Usury Mountain hiking trails.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Gas Fireplace; Firepit Property Description: Corner Lot Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Built-in BBQ Features: Vaulted Ceiling(s); Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Laminate; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Built In Recycling; Pantry; Kitchen Island Master Bathroom: Separate Shwr & Tub; Double Sinks; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Ht/Cool Yr Updated: 2005; Ht/Cool Partial/Full: Full	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS MCR: 462-01 AN: 219-19-554 Lot Number: 298 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,898/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: FHA Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas Community	HOA Telephone: (480)551-4300
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 144 / 145	List Price: \$299,900	Special Listing Cond: N/A

Status Change Date: 08/21/2015	Sold Price: \$292,000
Close of Escrow Date: 08/20/2015	Sold Price/SqFt: \$166.29
Off Market Date: 08/03/2015	Loan Type: Conventional
	Loan Years: 10
	Payment Type: Adjustable
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Buyer - B

Listed by: Arizona Premier Agents, LLC (apma01)

Prepared by Chris and
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Client Report (4)

7420 E MELROSE ST, Mesa, AZ 85207

\$308,000

	5299074 Residential Single Family - Detached Closed	
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,126 / County Assessor Price/SqFt: \$144.87 Year Built: 2001 Pool: Community Only Encoded Features: 32.5RX3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,324 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power and McDowell **Directions:** East on McDowell, South on Ridgecrest, East on Melrose to home on left.

Public Remarks: Price reduced! Great single story 3 bedroom home in Mesa! Neutral tile and plush carpet throughout this charming home. Kitchen equipped with wall oven, center island with breakfast bar, black appliances, honey colored cabinets, and Corian counter tops. The family room sits just off the kitchen and boasts a fireplace, built in entertainment center, ceiling fan and picture windows for lots of natural light. Each bedroom is equipped with ceiling fan/walk in closet. Second master bedroom. Double entry doors lead into the master bedroom which includes walk in closet, master bath suite with standing shower/separate tub, double sink vanity and tile flooring, new carpet. Shaded backyard just redone to include travertine pavers, covered patio, grassy are, fire pit/spa. Garage with built in cabinet

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N	Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS MCR 529-46 AN: 219-25-523 Lot Number: 55 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,936/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$322.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas		HOA Telephone: 480-357-8780
HOA 2 Y/N: N //			
HOA 3 Y/N: //			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$107.54 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$	
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 37 / 37 Status Change Date: 08/21/2015 Close of Escrow Date: 08/20/2015	List Price: \$315,000 Sold Price: \$308,000 Sold Price/SqFt: \$144.87	Special Listing Cond: N/A	

Off Market Date: 08/01/2015	Loan Type: Conventional
	Loan Years: 15
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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Client Report (5)

3055 N RED MTN 218, Mesa, AZ 85207

\$310,000

 <p>©2015 ARMLS</p>	5246490 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,451 / Owner Price/SqFt: \$126.47 Year Built: 1996 Pool: Community Only Encoded Features: 43FRDO3G3S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 6,490 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas - Ironwood Pass Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Golden Eagle Builder Name: Blandford Homes Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power & Thomas **Directions:** E on Eagle Crest (Thomas), S on Red Mountain, L into Ironwood Pass

Public Remarks: Beautiful 4-bedroom, 3-bath, 3-car garage home with loft in Las Sendas. Cathedral ceilings in the living room, granite countertops and center island in the kitchen. Plantation shutters throughout. City-light and mountain views from master bedroom deck. New carpet, fire pit in back yard and cabinets in garage. Enjoy Las Sendas's golf (fees apply), swimming pools, spas, sport courts, parks, tot lot, hiking/walking trails close to shopping and fine dining, the Loop 202 Freeway, Sky Harbor Airport, downtown Phoenix, midtown Scottsdale, Utery Pass, Saguaro Lake, and the Tonto National Forest.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: Firepit Property Description: City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Loft </p>	<p> Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS MCR 409-50 AN: 219-19-154 Lot Number: 218 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,867/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$330,000 Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Las Sendas HOA Telephone: 480-357-8780 </p>
<p> HOA 2 Y/N: N // </p>	
<p> HOA 3 Y/N: // </p>	
<p> Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed </p>	<p> Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N // </p>
	<p> Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: % 0 % Cap Imprv/Impt Fee 2: % 0 % </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p> CDOM/ADOM: 152 / 152 </p>	<p> List Price: \$310,000 </p>	<p> Special Listing Cond: N/A </p>

Status Change Date: 09/01/2015	Sold Price: \$310,000
Close of Escrow Date: 08/31/2015	Sold Price/SqFt: \$126.48
Off Market Date: 08/05/2015	Loan Type: Conventional
	Loan Years: 30
	Payment Type: Fixed
	Buyr Concess to Sell: 0 \$
	Selr Concess to Buy: 0 \$
	Closing Cost Split: Normal - N

Listed by: Realty Executives (reax92)

Prepared by Chris and
Michele Keith

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Client Report (6)

3060 N RIDGECREST -- 125, Mesa, AZ 85207

\$349,900

	5171303 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,226 / County Assessor Price/SqFt: \$157.18 Year Built: 1997 Pool: Both Private & Community Encoded Features: 32FRDPSO2.5G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 7,688 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Sagewood Builder Name: Blandford Homes LLC Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power Rd & McDowell Rd **Directions:** Drive East on McDowell Rd, turn North on Ridgcresti (Traffic light)to Desert Vistas Gated Entrance. Watch for the address. Enter gate code and proceed straight ahead to House #125

Public Remarks: Seller is MOTIVATED. Bring all offers. Single level home with a 3 car garage in desirable gated neighborhood in Las Sendas.3 bedrooms(4th Bedroom has built in bookshelves and desk area)2 full bathrooms,Formal Living Room,Formal Dining room,Breakfast room with Bay window and a breakfast bar,huge pantry, kitchen island,granite countertops. Fresh interior paint,updated cabinet finish,shutters on front windows,split floor plan,Spacious walk in master closet,Master bedroom exit to private back yard with pebbletec pool,spa and water feature,small grassy area,covered patio.Las Sendas a premier master planned community offering healthy lifestyle opportunities, multi-generational activities and superior services to homeowners. See document tab for more community information.

Master Bedroom 22'8" 13'10"	Bedroom 2 11'8" 11'1"	Bedroom 3 11'9" 10'7"	Dining Room 13'10" 10'	Living Room 12'10" 13'5"
	Family Room	Kitchen 16'8" 12'6"	Breakfast Room 9'2" 8'10"	Office 10'8" 8'11"

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 2.5 Carpport Spaces: 0 Total Covered Spaces: 2.5 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Golf Cart Garage Pool - Private: Pool - Private Spa: Spa - Heated Horses: N Fireplace: No Fireplace Property Description: North/South Exposure; Borders Common Area Landscaping: Gravel/Stone Back; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Kitchen Yr Updated: 2014; Kitchen Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Block Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 2 AT LAS SENDAS AN: 219-19-323 Lot Number: 125 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,668/2014 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$332.64 / Quarterly	HOA Name: Las Sendas Community	HOA Telephone: 480-357-8780	
HOA Transfer Fee: \$155	HOA Prop Man Co Name: First Service Reside	HOA Prop Man Co Tele: 480-551-4300	
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			
Association Fee Incl: Common Area Maint		Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.88
Assoc Rules/Info: NoVsbtle TrkTrlrVbT; Prof Managed		Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
		Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2: \$0 \$
		PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
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CDOM/ADOM: 318 / 318	List Price: \$349,900	Special Listing Cond: Owner/Agent
Status Change Date: 09/01/2015	Sold Price: \$349,900	
Close of Escrow Date: 08/31/2015	Sold Price/SqFt: \$157.19	
Off Market Date: 09/01/2015	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Other	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 6,800 \$	
	Closing Cost Split: Seller Assist - A	

Listed by: West USA Realty Revelation (wsrr01)

Prepared by Chris and
Michele Keith


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Client Report (7)

3029 N Sonoran Hills --, Mesa, AZ 85207

\$354,000

 <p>©2015 ARMLS</p>	5266627 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,475 / County Assessor Price/SqFt: \$143.03 Year Built: 2005 Pool: Both Private & Community Encoded Features: 43FRDPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p> <p> Approx Lot SqFt: 5,829 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Vintage Hills at Las Sendas Model: Residence 6 Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power Rd & Thomas Rd **Directions:** From Power Rd go East on Thomas Rd (also Eaglecrest Dr) to Red Mountain Rd; South to Portia and Vintage Hills gate. Pass through gate and turn left onto N Sonoran Hills (3029 is 5th home on left).

Public Remarks: Beautifully upgraded Las Sendas home with elegant Tuscan architecture! Interior boasts kitchen and bathrooms containing granite countertops and upgraded millwork, custom window coverings and built-in bookcase in family room. Master bedroom enjoys dedicated covered balcony with majestic Red Mountain views. Private backyard houses extensive covered patio, low-maintenance desert landscaping and plush synthetic lawn; flagstone patio and decking, fully fenced salt-water pebbletec pool and soothing water feature. Additional features include: outdoor living area in front courtyard, reverse osmosis system, water softener, surround sound pre-wire, paver driveway and courtyard, extended garage with epoxy flooring and ample storage cabinets. This stunning home must be seen to be fully appreciated!

Master Bedroom 29 13	Bedroom 2 12 11	Bedroom 3 12 11	Bedroom 4 10 10	Living Room 12 16
	Family Room 17 14		Dining Room 12 11	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Extndd Lngth Garage Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s) Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/Crtryd(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Near Bus Stop; On-Site Guard; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s) </p>	<p> Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Split; Other Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Library-Blt-in Bkcke Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Partial </p>	<p> Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Recirculation Pump; Engy Star Ht Wtr Htr; Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: VINTAGE HILLS AT LAS SENDAS AN: 219-19-858 Lot Number: 64 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,156/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow </p>

Fees & Homeowner Association Information		
HOA Y/N: Y / \$332.64 / Quarterly	HOA Name: Las Sendas HOA	HOA Telephone: (480) 357-8780
HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		

HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 103 / 103 Status Change Date: 08/14/2015 Close of Escrow Date: 08/13/2015 Off Market Date: 07/28/2015	List Price: \$362,500 Sold Price: \$354,000 Sold Price/SqFt: \$143.03 Loan Type: Conventional Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A
Listed by: Realty ONE Group (reog01)		

Prepared by Chris and Michele Keith

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Client Report (8)

7431 E ORION CIR, Mesa, AZ 85207

\$375,900

	5267833 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 3 Bedrooms Plus: 5 Approx SqFt: 2,732 / County Assessor Price/SqFt: \$137.59 Year Built: 1999 Pool: Community Only Encoded Features: 53FRDO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 9,460 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Palo Verde Builder Name: Blandford Hun Block: Map Code/Grid: R42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** From Power head East on McDowell. At Ridgecrest go North. Go right on E. portial St (the Terraces). Take a right on N. Sawyer and then a right on E. Orion Circle. House will be on your left.

Public Remarks: REDUCED!! Beautiful Curb Appeal!! This highly desired Palo Verde Model situated by a cul-de-sac is immaculate & features new interior & exterior paint, new travertine flooring, granite counter tops, SS appliances & a custom downstairs bath with a stand alone vanity & roll-in tumbled travertine shower. The upstairs balcony off the master bedroom provides some beautiful city light views at night. The large backyard features some desert landscaping as well as plenty of grass. Yard has plenty of room for a pool, BBQ or whatever your heart desires. Las Sendas is an Award Winning Community with amenities that include miles of hiking, biking and walking trails, 2 community pools, a heated spa, lighted tennis courts, volleyball, basketball and acres of playgrounds.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Gravel/Stone Back; Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio (s); Balcony/Deck(s); Private Street (s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane Accessibility Feat.: Dr/Access 32in+ Wide; Bath Roll-In Shower	Kitchen Features: Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Separate Shwr & Tub; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Other Bdrm Dwnstrs Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2015; Kitchen Yr Updated: 2015	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: DESERT VISTAS UNIT 3 AT LAS SENDAS MCR 460-25 AN: 219-19-487 Lot Number: 221 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,413/2014 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$330 / Quarterly HOA Transfer Fee: \$400	HOA Name: First Service	HOA Telephone: 480-357-8780	
HOA 2 Y/N: N //			
HOA 3 Y/N: //			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed		Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 93 / 93 Status Change Date: 08/31/2015 Close of Escrow Date: 08/31/2015	List Price: \$379,900 Sold Price: \$375,900 Sold Price/SqFt: \$137.59	Special Listing Cond: N/A	

Off Market Date: 07/20/2015	Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 3,000 \$ Closing Cost Split: Normal - N
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Listed by: Coldwell Banker Residential Brokerage (cbrb12)

Prepared by Chris and
Michele Keith

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Client Report (9)

8056 E SANDIA CIR, Mesa, AZ 85207

\$394,000

	5236728 Residential Single Family - Detached Closed
	Beds/Baths: 3 / 3.5 Bedrooms Plus: 4 Approx SqFt: 2,386 / County Assessor Price/SqFt: \$165.12 Year Built: 2001 Pool: Both Private & Community Encoded Features: 33.5RDPO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 11,151 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: COTTONWOOD Builder Name: Blandford Hun Block: 1003 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** East on McDowell*Left on Ridgecrest to 80th St-Echo Canyon*Through gate, first right on Ladera*Left on Sandia Circle to Cul-de-sac

Public Remarks: Fantastic 3 bedroom 3 bath plus den split floor plan home. Has a Large great room layout and upgrades galore. The home has great curb appeal and sits on a large cul de sac lot in the gated Echo Canyon neighborhood. Home features beautiful tile floors throughout, a bathroom for each bedroom, upgraded kitchen features Stainless steel appliances, Island, maple cabinets, Gas stove, great breakfast bar, also a dining nook that overlooks the gorgeous backyard. Large Picture windows in the great room brings the outside in with views of the gorgeous backyard and pool. The back patio provides a great setting for morning coffee. Pebble tec pool has a soothing water feature and is surrounded by a paver deck and artificial turf with a raised deck for mountain views.

Master Bedroom	15 14	Bedroom 2	12 11	Bedroom 3	11 10	Dining Room	15 10
Den	12 10	Family Room	23 15	Kitchen	16 15		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Childrens Play Area Features: 9+ Flat Ceilings; No Interior Steps Community Features: Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Tile Windows: Sunscreen(s) Accessibility Feat.: Hallways 36in+ Wide; Mltpl Entries/Exits	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: ECHO CANYON PHASE 1 AT LAS SENDAS AN: 219-18-375 Lot Number: 21 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$3,100/2014 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: None Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$316.8 / Quarterly	HOA Name: LAS SENDAS HOA	HOA Telephone: 480-357-8780
HOA Transfer Fee: \$400		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Self Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$105.6 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 173 / 173	List Price: \$399,000	Special Listing Cond: N/A
Status Change Date: 09/01/2015	Sold Price: \$394,000	
Close of Escrow Date: 08/31/2015	Sold Price/SqFt: \$165.13	
Off Market Date: 08/05/2015	Loan Type: Cash	
	Loan Years: 0	
	Payment Type: Other	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Keller Williams Integrity First (kwif01)

Prepared by Chris and
Michele Keith


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Client Report (10)

3602 N SONORAN HEIGHTS --, Mesa, AZ 85207

\$508,000

 <p>©2015 ARMLS</p>	5298455 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td> Beds/Baths: 5 / 3.5 Bedrooms Plus: 7 Approx SqFt: 4,255 / Builder Price/SqFt: \$119.39 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53.5FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 9,348 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Desert Legacy Builder Name: Blandford Homes Hun Block: 7450 E Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 5 / 3.5 Bedrooms Plus: 7 Approx SqFt: 4,255 / Builder Price/SqFt: \$119.39 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53.5FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,348 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Desert Legacy Builder Name: Blandford Homes Hun Block: 7450 E Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 5 / 3.5 Bedrooms Plus: 7 Approx SqFt: 4,255 / Builder Price/SqFt: \$119.39 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53.5FRDXPO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,348 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Desert Legacy Builder Name: Blandford Homes Hun Block: 7450 E Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: Power Rd & McDowell Rd **Directions:** North on Power Rd, Right on Thomas Rd, this turns into Eagle Crest Dr, Right on Saddleback St, Right on Sonoran Heights.

Public Remarks: Wow, this extravagant 5 bed, 3.5 bath property is now for sale in the highly desirable Las Sendas golf community in Mesa! This property's interior features upgraded tile floors, spiral staircase, wood plantation shutters, two fireplaces, formal dining, and magnificent kitchen boasting granite counters, large island, premium cabinets with crown molding and glass display doors, wall oven, built-in microwave, and eat-in area with spectacular views. The master suite has wood floors, private exit to balcony, sitting room, and gorgeous master bath with two way fireplace, jetted tub, spa shower, and fabulous walk-in closet. You will love the amazing views from the backyard which also includes sparkling pool, covered patio, multiple seating areas and more. Don't miss out. Make your offer today!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Mountain View(s); North/South Exposure; Borders Common Area Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Pvt Yrd (s)/CrtYrd(s); Childrens Play Area Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Carpet; Laminate; Stone; Wood Windows: Sunscreen(s)	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Multiple Ovens; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split; Upstairs Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Bonus/Game Room Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Partial; Wiring Yr Updated: 2008; Wiring Partial/Full: Partial; Ht/Cool Yr Updated: 2012; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2008; Bath(s) Partial/Full: Partial; Pool Partial/Full: Full	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Techniques: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD MCR 451-39 AN: 219-17-254 Lot Number: 190 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: 45139 Plat: Taxes/Yr: \$3,329/2014 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$332 / Quarterly HOA Transfer Fee: \$375	HOA Name: Las Sendas HOA	HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		

Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$110.66
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / \$0 /	Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 12 / 12	List Price: \$515,000	Special Listing Cond: N/A
Status Change Date: 08/18/2015	Sold Price: \$508,000	
Close of Escrow Date: 08/14/2015	Sold Price/SqFt: \$119.39	
Off Market Date: 07/06/2015	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and Michele Keith


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Client Report (11)

3608 N EAGLE CANYON DR, Mesa, AZ 85207

\$562,500

 <p>©2015 ARMLS</p>	5243482 Residential Single Family - Detached Closed
	<p> Beds/Baths: 5 / 3.5 Bedrooms Plus: 7 Approx SqFt: 4,255 / Builder Price/SqFt: \$132.19 Year Built: 1998 Pool: Both Private & Community Encoded Features: 53.5FRDXPSO3G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Approx Lot SqFt: 11,034 / County Assessor Apx Lot Size Range: 12,501 - 15,000 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Desert Legacy Builder Name: Blandford Hun Block: 7350 E Map Code/Grid: P42 Bldg Number: </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power/Thomas **Directions:** From Power, east on Eagle Crest to Saddleback, then east on Saddleback, south through gate on Eagle Canyon.

Public Remarks: Stunning home on the Las Sendas golf course with unforgettable views! 4 Bedrooms plus home office with private bath plus additional bonus room; over 4000 sq ft of beautifully designed space. Amazing setting on the course with 2 balconies to capture the views. Designer hardwood in formal living and dining rooms, and extensive use of tile throughout the downstairs; spectacular master suite with hardwood floors, custom wood detailed ceiling, walk out balcony, fireplace between bedroom and bathroom, vaulted ceiling and a wall of windows. Each bathroom has custom tile and/or granite counters and baths. The front courtyard entry is finished in desert blend hardscape pavers with a decorative fountain. Heated play pool and spa with terraced decking adjacent to the extended covered patio.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; RV Gate Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: Fireplace Family Rm; Fireplace Master Bdr; Two Way Fireplace; Gas Fireplace Property Description: Golf Course Lot; Hillside Lot; Mountain View(s) Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Childrens Play Area Features: Vaulted Ceiling(s); Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone; Tile; Wood Windows: Sunscreen(s) </p>	<p> Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Library-Blt-in Bkcke Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial; Plmbg Yr Updated: 2010; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2008; Ht/Cool Partial/Full: Partial; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Partial </p>	<p> Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Energy/Green Feature: Ceiling Fan (s); Multi-Zones </p>	<p> County Code: Maricopa Legal Subdivision: SONORAN HEIGHTS UNIT 2 AT LAS SENDAS AMD AN: 219-17-155 Lot Number: 91 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$4,604/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req; Other (See Remarks) Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$361 / Quarterly HOA Transfer Fee: \$350 </p>	<p> HOA Name: Las Sendas HOA HOA Telephone: 480.357.8780 </p>
<p> HOA 2 Y/N: N / / </p>	
<p> HOA 3 Y/N: / / </p>	
<p> Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed </p>	<p> Rec Center Fee Y/N: N / \$0 / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / \$0 / PAD Fee Y/N: N / \$0 / </p>
	<p> Ttl Mthly Fee Equiv: \$120.33 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:% 0 % </p>

Listing Dates	Pricing and Sale Info	Listing Contract Info

CDOM/ADOM: 157 / 160	List Price: \$584,900	Special Listing Cond: N/A
Status Change Date: 08/18/2015	Sold Price: \$562,500	
Close of Escrow Date: 08/17/2015	Sold Price/SqFt: \$132.2	
Off Market Date: 08/04/2015	Loan Type: Conventional	
	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: RE/MAX Excalibur (reex02)

Prepared by Chris and
Michele Keith

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Client Report (12)

4052 N SAGE CREEK CIR, Mesa, AZ 85207

\$660,000

 <p>©2014 ARMLS</p>	5287979 Residential Single Family - Detached Closed			
	<table border="0"> <tr> <td> Beds/Baths: 4 / 3.5 Bedrooms Plus: 7 Approx SqFt: 3,711 / Builder Price/SqFt: \$177.85 Guest House SqFt: 195 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5FRDXPSQO2G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 11,893 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 5 +casita Builder Name: Blandford Homes Hun Block: 7900 E Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 4 / 3.5 Bedrooms Plus: 7 Approx SqFt: 3,711 / Builder Price/SqFt: \$177.85 Guest House SqFt: 195 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5FRDXPSQO2G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,893 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 5 +casita Builder Name: Blandford Homes Hun Block: 7900 E Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 4 / 3.5 Bedrooms Plus: 7 Approx SqFt: 3,711 / Builder Price/SqFt: \$177.85 Guest House SqFt: 195 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43.5FRDXPSQO2G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 11,893 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 5 +casita Builder Name: Blandford Homes Hun Block: 7900 E Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: Power/Thomas **Directions:** Thomas and Power Right to Las Sendas Mountain Dr Left to Legacy Hills Through gate to home on left

Public Remarks: VALUE!*Highly upgraded semi custom*City Lights*Mountain views*Premium lot*Stunning designer finishes*Gourmet kitchen w/ S/S appliances,bullnose granite,rich Bradford cabinets*2 custom entertainment units in Great Room*Custom library/office*Crown molding*Fabulous Master Suite w/views,dbl closets,spa like Master Bath*Plus bonus room*Grand Casita w/ separate entrance*Sealed paved driveway&courtyard*Backyard resort*Heated pebble-tec pool&raised spa*Elevated flagstone fireplace*Dining Ramada&chef's grill*Putting green*Colorful&easy to maintain desert landscaping*Gated community at top of Las Sendas close to \$8 mil Trailhead Member's Club w/tennis,Farmer's Market,concerts,parks*Award winning schools*Close to freeways,fine dining, shopping,hiking,boating,25 min to airport,Scottsdale

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 3 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); North/South Exposure; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Separate Guest House; Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Crtyrd (s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Library-Blt-in Bkcke; Bonus/Game Room; Guest Qtrs-Sep Entrn	Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED AN: 219-18-917 Lot Number: 4 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,017/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow
Fees & Homeowner Association Information			
HOA Y/N: Y / \$386.1 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas	HOA Telephone: 480.357.8780	
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			

Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$128.7
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / \$0 /	Cap Impv/Impt Fee 2: \$0 \$
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 633 / 633	List Price: \$699,000	Special Listing Cond: N/A
Status Change Date: 08/14/2015	Sold Price: \$660,000	
Close of Escrow Date: 08/14/2015	Sold Price/SqFt: \$177.85	
Off Market Date: 07/25/2015	Loan Type: Conventional	
	Loan Years: 15	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	

Listed by: Russ Lyon Sotheby's International Realty (lyon19)

Prepared by Chris and Michele Keith

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Client Report (13)

4114 N EL SERENO CIR, Mesa, AZ 85207

\$690,000

	5257404 Residential Single Family - Detached Closed	
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 3,017 / County Assessor Price/SqFt: \$228.7 Year Built: 2004 Pool: Both Private & Community Encoded Features: 43FRDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,563 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Residence 5 Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power/Thomas **Directions:** R on Thomas into Las Sendas(becomes Eagle Crest)Follow around and up to Las Sendas Mountain Drive on L*First R is Terra Mesa St*Immediate L is Legacy Hills gated entrance*Thru gate*First L*First R*

Public Remarks: PRICE REDUCTION*FABULOUS OPPORTUNITY*Twinkling city lights*Stunning mountain views*Breathtaking sunsets*VALUE added property*Flowing open floor plan*Private courtyard entry w/fountain*Gourmet kitchen w/upgrade S/S appliances,slab granite,breakfast bar&pantry*Luxurious Master Retreat w/expansive view windows*20K solar retractable shades*Spectacular resort back yard*\$30K pool remodel 2014,Pebble sheen abalone&glass,cantera coping,energy saving pumps,tiered water feature*Chef's grill*Elevated dining area W/valley views*Fabulous stone outdoor FP*Putting green w/artificial turf for kids play*Meticulously maintained by original owner*An award winning master planned community w/ parks,trails,pools,tennis,farmer's market&concerts*Close to fine shopping/dining,hiking,boating,riding*25min to airport

Master Bedroom 20 19	Bedroom 2 13 10	Bedroom 3 12 11	Bedroom 4 12 12	Living Room 16 16
	Family Room 17 16	Kitchen 22 16	Dining Room 13 12	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Atch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Two Way Fireplace; Gas Fireplace; Exterior Fireplace Property Description: City Light View(s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/CrtYrd(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Dual Pane; Mechanical Sun Shds	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Roof Yr Updated: 2014; Roof Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial; Pool Yr Updated: 2014; Pool Partial/Full: Full	Const - Finish: Painted; Stucco; Stone Construction: Block; Frame - Wood Roofing: All Tile; Partial Tile; Rolled Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Smrd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: LEGACY HILLS AT LAS SENDAS MOUNTAIN AMENDED MCR 605-09 AN: 219-18-943 Lot Number: 30 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,466/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$374.61 / Quarterly HOA Transfer Fee: \$155	HOA Name: Las Sendas	HOA Telephone: 480.857.8580

HOA Prop Man Co Name: First Service		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$124.87
Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee 2 Y/N: N / /	Cap Imprv/Impact Fee: % 0 %
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2:%0 %
	PAD Fee Y/N: N / /	
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 118 / 118	List Price: \$707,000	Special Listing Cond: N/A
Status Change Date: 08/14/2015	Sold Price: \$690,000	
Close of Escrow Date: 08/14/2015	Sold Price/SqFt: \$228.7	
Off Market Date: 07/25/2015	Loan Type: Conventional	
	Loan Years: 15	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Normal - N	
Listed by: Russ Lyon Sotheby's International Realty (lyon19)		

Prepared by Chris and Michele Keith

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Client Report (14)

3614 N BOULDER CANYON ST N, Mesa, AZ 85207

\$765,000

 <p>©2015 ARMLS</p>	5277878	Residential	Single Family - Detached	Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 3,739 / County Assessor Price/SqFt: \$204.6 Guest House SqFt: 325 Year Built: 2008 Pool: Both Private & Community Encoded Features: 43RDXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 10,892 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: LAS SENDAS Tax Municipality: Mesa Marketing Name: LAS SENDAS Planned Cmty Name: LAS SENDAS Model: RESIDENCE 7 Builder Name: BLANDFORD Hun Block: 6800 E Map Code/Grid: P42 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School		High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School	

Cross Streets: POWER & EAGLE CREST (THOMAS) **Directions:** EAST ON EAGLE CREST (THOMAS) TO BOULDER CANYON (MOUNTAIN VILLAGE ENTRANCE) TURN RIGHT GO THROUGH THE GATE TURN RIGHT - HOME IS ON THE RIGHT.

Public Remarks: OVER \$265,000 IN UPGRADES INCLUDING THE CASITA IN THIS GORGEOUS SEMI-CUSTOM HOME IN BEAUTIFUL LAS SENDAS MOUNTAIN VILLAGE WITH A CASITA, 3 CAR GARAGE, CHEF'S KITCHEN W/WOLF GAS RANGE, 48' SUB-ZERO FRIDGE W/CUSTOM CABINET FACE, GRANITE COUNTERS, BUTLER PANTRY, BREAKFAST NOOK, KITCHEN ISLAND, WALL OVENS & BEAUTIFUL CUSTOM CABINETS! TWO STONE FIREPLACES! TILE T/O EXCEPT THE BRS, PLANTATION SHUTTERS, CROWN MOULDINGS, 12' CEILINGS & CENTRAL VAC! TONS OF BEAUTIFUL CUSTOM CABINETS IN THE LR, DEN, MB AND CASITA! ALL THE BRS HAVE WALK-IN CLOSETS, THE MASTER HAS TWO HIS & HERS CLOSETS WITH BUILT-IN INSURETY STYLE BKVD W/HEATED POOL/SPA, WATERFALLS, BBQ AND ARTIFICIAL GRASS AREA! COME LIVE IN PARADISE! SELLER HAS APPROX \$950,000 IN THIS HOME! ITS A WONDERFUL HOME! SHOW TO YOUR FUSSIEST BUYER!

Master Bedroom 21'5" 14'9"	Bedroom 2 14' 11'6"	Bedroom 3 14'3" 11'6"	Dining Room 15' 12'	Living Room 23' 22'
Den 15'6" 14'		Kitchen 27'6" 13'	Guest House Bedroom 16'8" 17'4"	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,501 - 4,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Exterior Fireplace Property Description: City Light View(s); Mountain View(s); North/South Exposure Landscaping: Natural Desert Front; Natural Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area; Built-in BBQ Features: 9+ Flat Ceilings; Central Vacuum; Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Handball/Raquetball Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Cook Top Gas; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room; Library-Blt-in Bkce	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Technology: Pre-Wire Smrd Snd; Pre-Wire Sat Dish; Cable TV Avail; Ntwrk Wrng Multi Rms; Security Sys Owned Energy/Green Feature: Ceiling Fan (s)	County Code: Maricopa Legal Subdivision: MOUNTAIN VILLAGE AT LAS SENDAS MCR 762-49 AN: 219-19-910 Lot Number: 27 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$5,898.1/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information	
HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400	HOA Name: LAS SENDAS HOA Telephone: 480-357-8780
HOA 2 Y/N: N / /	

HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: Y / \$0 / Annually Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 205 / 206 Status Change Date: 08/13/2015 Close of Escrow Date: 08/12/2015 Off Market Date: 08/03/2015	List Price: \$779,900 Sold Price: \$765,000 Sold Price/SqFt: \$204.6 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A
Listed by: S. J. Fowler Real Estate, Inc. (sjfl01)		

Prepared by Chris and Michele Keith


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Client Report (15)

3534 N BOULDER CANYON ST, Mesa, AZ 85207

\$795,000

 <p>©2015 ARMLS</p>	5239327 Residential Single Family - Detached Closed
	<p> Beds/Baths: 4 / 4.5 Bedrooms Plus: 5 Approx SqFt: 4,047 / County Assessor Price/SqFt: \$196.44 Year Built: 2007 Pool: Both Private & Community Encoded Features: 44.5FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </p> <p> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </p> <p> Approx Lot SqFt: 11,475 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: MOUNTAIN VILLAGE AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: Map Code/Grid: P42 Bldg Number: </p> <p> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </p>

Cross Streets: Power Rd and Eagle Crest Dr **Directions:** East on Eagle Crest Dr to N Boulder Canyon about 1/4 mile. Right on N Boulder Canyon through the gate to home on the right

Public Remarks: Enter this immaculate home from a private courtyard. As you enter through the front door you are greeted with a very open floor plan. This home has just about everything you could want including a gourmet kitchen complete with a built-in refrigerator, 6 burner gas cook top, wall oven & microwave, plenty of cabinets W/Granite tops, large island . In addition to the breakfast bar, there is a breakfast room and formal dining room. This split floor plan has 4 generous bedrms W/ bathrooms, and office/den. Master bath has a walk-in tiled shower, soaking tub, his & her closets, and his & her sinks. Enjoy entertaining in this large private rear yard, W/ built-in BBQ, fire pit, heated pool & spa and a large covered patio, all with Sunsets and Red Mountain view. ALARM IS ACTIVATED

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p> Approx SqFt Range: 4,001 - 4,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Firepit Property Description: Mountain View(s); Borders Common Area Landscaping: Desert Front; Grass Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Add'l Property Use: None Flooring: Tile; Wood Windows: Sunscreen(s); Dual Pane; Mechanical Sun Shds </p>	<p> Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven (s); Pantry; Walk-in Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Laundry: Wshr/Dry HookUp Only; 220 V Dryer Hookup; Inside Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Full </p>	<p> Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile; Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan (s) </p>	<p> County Code: Maricopa Legal Subdivision: MOUNTAIN VILLAGE AT LAS SENDAS AN: 219-19-914 Lot Number: 31 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$6,330.2/2014 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Disc Avail Possession: Close of Escrow </p>

Fees & Homeowner Association Information

<p> HOA Y/N: Y / \$332.64 / Quarterly HOA Transfer Fee: \$400 </p>	<p> HOA Name: Las Sendas Community HOA Telephone: 480-357-8780 HOA Prop Man Co Tele: 480-551-4300 </p>
<p> HOA 2 Y/N: N // </p>	
<p> HOA 3 Y/N: // </p>	
<p> Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed </p>	<p> Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // </p>
	<p> Ttl Mthly Fee Equiv: \$110.88 Cap Imprv/Impact Fee: \$ N/A \$ Cap Impv/Impf Fee 2:\$0 \$ </p>

		PAD Fee Y/N: N / /			
Listing Dates		Pricing and Sale Info		Listing Contract Info	
CDOM/ADOM:	155 / 155	List Price:	\$824,000	Special Listing Cond: N/A	
Status Change Date:	08/14/2015	Sold Price:	\$795,000		
Close of Escrow Date:	08/13/2015	Sold Price/SqFt:	\$196.44		
Off Market Date:	07/24/2015	Loan Type:	Conventional		
		Loan Years:	30		
		Payment Type:	Fixed		
		Buyr Concess to Sell:	0 \$		
		Sellr Concess to Buy:	0 \$		
		Closing Cost Split:	Normal - N		
<i>Listed by:</i> HomeSmart (cril03)					

Prepared by Chris and Michele Keith

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Client Report (16)

8063 E ECHO CANYON ST, Mesa, AZ 85207

\$930,000

	5255428 Residential Single Family - Detached Closed			
	<table border="1"> <tr> <td> Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,982 / County Assessor Price/SqFt: \$311.87 Year Built: 2003 Pool: Both Private & Community Encoded Features: 43RXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 44,631 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: Las Sendas Walking Stick Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Unknown Hun Block: Map Code/Grid: P42 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School </td> <td> High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School </td> </tr> </table>	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,982 / County Assessor Price/SqFt: \$311.87 Year Built: 2003 Pool: Both Private & Community Encoded Features: 43RXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 44,631 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: Las Sendas Walking Stick Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Unknown Hun Block: Map Code/Grid: P42 Bldg Number:	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School
Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,982 / County Assessor Price/SqFt: \$311.87 Year Built: 2003 Pool: Both Private & Community Encoded Features: 43RXPSO3G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 44,631 / County Assessor Apx Lot Size Range: 35,001 - 43,559 Subdivision: Las Sendas Walking Stick Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Custom Builder Name: Unknown Hun Block: Map Code/Grid: P42 Bldg Number:			
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School			

Cross Streets: Power & McDowell **Directions:** McDowell east to RidgeCrest. North to Echo Canyon St. @ Walking Stick Gate. East to home.

Public Remarks: Ready to move-in! Do not let the square footage fool you. This open concept floor plan has plenty of room to entertain and take in the views. Situated on an elevated lot, nestled amongst the North East Mesa Foothills with city lights and 360 degrees of mountain views. This home allows for low maintenance landscaping and overlooks the natural desert while providing a private custom retreat. Outdoor fire pit, negative edge pool/spa, view deck and built-in bbq to name a few. Luxury amenities of the acclaimed Las Sendas community include: hiking/biking trails, community pools, spa, golf, tennis and much more. Only minutes to Saguaro Lake, shopping and dining.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 3 Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Firepit Property Description: Hillside Lot; City Light View(s); Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Features: Vaulted Ceiling(s) Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Sunscreen(s); Dual Pane; Low-E	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Split Laundry: Washer Included; Dryer Included Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Architecture: Contemporary Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: Partial Tile; Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: WALKING STICK AT LAS SENDAS AMD MCR 566-25 AN: 219-18-723 Lot Number: 123 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$4,977/2014 Ownership: Fee Simple New Financing: Cash; VA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$330 / Quarterly HOA Transfer Fee: \$400	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 150 / 150 Status Change Date: 08/22/2015 Close of Escrow Date: 08/21/2015 Off Market Date: 08/22/2015	List Price: \$960,000 Sold Price: \$930,000 Sold Price/SqFt: \$311.87 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$	Special Listing Cond: N/A

Closing Cost Split: Normal - N

Listed by: HomeSmart (cril11)

Prepared by Chris and
Michele Keith

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Client Report (17)

3565 N CRYSTAL PEAK CIR, Mesa, AZ 85207

\$1,200,000

 <p>©2015 ARMLS</p>	5077211 Residential Single Family - Detached Closed
	Beds/Baths: 5 / 5.5 Bedrooms Plus: 5 Approx SqFt: 4,687 / Builder Price/SqFt: \$256.02 Year Built: 2014 Pool: Both Private & Community Encoded Features: 55.5FRDXPSNO4G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 33,287 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: Las Sendas - Eagle Ridge Tax Municipality: Mesa Marketing Name: Eagle Ridge Planned Cmty Name: Las Sendas Model: Builder Name: Paramount Custom Hun Block: Map Code/Grid: P42 Bldg Number:
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Elementary School Jr. High School: Fremont Junior High School	High School Dist #: 004 - Mesa Unified District High School: Red Mountain High School

Cross Streets: Power & McDowell **Directions:** Continue East to Hawes Rd. Turn left and continue to Range Rider Trail. Turn right. First subdivision on left.

Public Remarks: Days on market reflects time that home has been under construction. 2,000 sq. ft. View Deck with fireplace and built in TV! Wall of glass facing backyard. Pebble tec pool and spa with dramatic views of 30 foot rock out cropping. 4 car garage with epoxy flooring. Interior courtyard. Beautiful granite counters and wood tile flooring throughout. Fully upgraded kitchen appliances. Brand new.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 4,501 - 5,000 Garage Spaces: 4 Carport Spaces: 0 Total Covered Spaces: 4 Slab Parking Spaces: 0 Parking Features: Electric Door Opener; Side Vehicle Entry Pool - Private: Pool - Private Spa: Spa - Private Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Cul-De-Sac Lot; City Light View(s); Mountain View(s); Adjacent to Wash Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Balcony/Deck(s); Private Street(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: Vaulted Ceiling(s); Fire Sprinklers; No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Comm Tennis Court(s); Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane; Low-E; Vinyl Frame	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; None Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Media Room	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Construction Status: Under Construction Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Plumbing: Gas Hot Water Heater Utilities: SRP; SW Gas; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan (s); Multi-Zones	County Code: Maricopa Legal Subdivision: GRANITE MOUNTAIN AT LAS SENDAS AN: 219-24-240 Lot Number: 7 Town-Range-Section: 2N-7E-33 Cty Bk&Pg: Plat: Taxes/Yr: \$1,318/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$110 / Monthly HOA Transfer Fee: \$300	HOA Name: Las Sendas	HOA Telephone: 480-357-8780
HOA 2 Y/N: N //		
HOA 3 Y/N: //		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Club, Membership Opt; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //	Ttl Mthly Fee Equiv: \$110 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 512 / 512 Status Change Date: 08/28/2015	List Price: \$1,249,500 Sold Price: \$1,200,000	Special Listing Cond: N/A

Close of Escrow Date: 08/27/2015	Sold Price/SqFt: \$256.03
Off Market Date: 07/25/2015	Loan Type: Cash
	Loan Years: 0
	Payment Type: Other
	Buyr Concess to Sell: 0 \$
	Sellr Concess to Buy: 0 \$
	Closing Cost Split: Buyer - B

Listed by: Red Brick Realty, LLC (rdbk02)

Prepared by Chris and
Michele Keith

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

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